



STATEMENT OF ENERGY PERFORMANCE

Courtyard Louisville Airport

Building ID: 1158331

For 12-month Period Ending: April 30, 2007¹

Date SEP becomes ineligible: August 28, 2007

Date SEP Generated: July 02, 2007

Facility

Courtyard Louisville Airport
819 Philips Ln
Louisville KY 40209

Facility Owner

Ashford Hospitality Trust
14185 Dallas Parkway
Suite 1100
Dallas TX 75254
972-490-9600

Primary Contact for this Facility

VK Murthy
14185 Dallas Parkway
Suite 1100
Dallas TX 75254
972-490-9600
vkmurthy@ahtreit.com

Year Built: 2001

Gross Building Area (ft²): 87,811Energy Performance Rating² (1-100) 88**Facility Space Use Summary**

Space Type	Area(ft ²)	Number of Rooms	Cooking Facility
Hotel (Upscale)	87,811	150	Y

Site Energy Use Summary

Natural Gas (kBtu) ³	3,682,527
Electricity (kBtu)	4,295,845
Total Energy (kBtu)	7,978,372

Energy Intensity⁴

Site (kBtu/ft ² /yr)	91
Source (kBtu/ft ² /yr)	190

Emissions (based on site energy use)

CO ₂ (1000 lbs/yr)	3,322
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Professional Engineer Stamp

Based on the conditions observed at the time of my visit to this building, I certify that the information contained within this statement is accurate and in accordance with the PE Guidelines.

Indoor Environment Criteria⁵

Indoor air pollutants controlled?	Yes
Adequate ventilation provided?	Yes
Thermal conditions met?	Yes
Adequate illumination provided?	Yes

Professional Engineer

License Number: 23208
State: KY
Doug Alvine
1102 Douglas on the Mall
Omaha NE 68102
4023467007

Notes:

1. Application for the ENERGY STAR must be submitted to EPA within 4 months of the Period Ending date. Award of the ENERGY STAR is not final until approval is received from EPA.
2. The EPA Energy Performance Rating is based on total source energy. A rating of 75 is the minimum to be eligible for the ENERGY STAR.
3. Natural Gas values in units of volume (e.g. cubic feet) are converted to kBtu with adjustments made for elevation based on Facility zip code.
4. Values represent energy intensity, annualized to a 12-month period.
5. Based on meeting ASHRAE Standard 62-1999 for indoor air quality, ASHRAE Standard 55-1992 for thermal comfort, and IESNA Lighting Handbook for lighting quality.



FACILITY SUMMARY

FOR YOUR RECORDS ONLY. DO NOT SUBMIT TO EPA.

Please keep this Facility Summary for your own records; do not submit it to EPA. Only the Statement of Energy Performance (SEP) and Letter of Agreement need to be submitted to EPA when applying for the ENERGY STAR.

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For 12-month Period Ending: April 30, 2007

Year Built: 2001

Gross Floor Area: (ft²) 87,811

Facility Space Use Summary

Hotel (Upscale)

Space Name	Gross Floor Area (ft ²)	Number of Rooms	Food Preparation Facility
Space Courtyard Louisville Airport	87,811	150	Y

Energy Performance Comparison

Results	Current	Baseline	Delta	Target	Industry Average	ENERGY STAR
Energy Performance Rating	88	77	11		50	75
Energy Intensity (kBtu/ft ²)						
<i>Site</i>	90.86	95.78	-4.92		126.71	105.10
<i>Source</i>	190.34	217.08	-26.74		265.45	220.18
Energy Cost						
<i>\$/year</i>	98,440.00	119,069.79	-20,629.79		137,280.79	113,867.97
<i>\$/ft²/year</i>	1.00	1.36	-0.36		1.39	1.16
CO ₂ Emissions (1,000 lbs/year)	3,322.00	3,902.00	-580.00		4,632.74	3,842.64